



## Design Review Board Study Session

**TO:** DESIGN REVIEW BOARD

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**THROUGH:** LINDA M. EDWARDS, AICP, PRINCIPAL PLANNER  
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**MEETING DATE:** JULY 19, 2012

**SUBJECT:** DR12-10, VA Clinic

<b>STRATEGIC INITIATIVE:</b>	Economic Development
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### **REQUEST**

DR12-10 VA Clinic: site plan, landscape plan, grading and drainage, elevations, floor plans, lighting, colors and materials, located at the northeast corner of Val Vista Drive and Market Street zoned Regional Commercial (RC PAD) with a PAD Overlay.

### **RECOMMENDED MOTION**

Request for input only. No motion required.

### **APPLICANT/OWNER**

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## **BACKGROUND/DISCUSSION**

### **History**

Date	Action
September 28, 1999:	The Town Council approved a General Plan amendment and Specific Area Plan (GP98-5) for the Spectrum at Val Vista. Town Council approved the zoning (Z99-6) for Spectrum at Val Vista by adopting Ordinance No. 1209. Council further approved a corresponding Development Agreement and Pre-Annexation Agreement for the Project.
June 20, 2000:	Town Council approved Z99-65 and Ordinance #1285, an amendment to the Spectrum at Val Vista PAD to add conditions and amend the development plan. .
October 1, 2002:	Town Council approved Z01-20, the third amendment to the Spectrum at Val Vista PAD, by adopting Ordinance # 1431. This case added new conditions and changed the zoning and boundaries on several parcels within the Spectrum at Val Vista PAD. Parcels 13 and 29 were rezoned to commercial zoning C-2, (Main Street Commons Parcel 9 is within Spectrum Parcel 29).
February 16, 2005:	The Planning Commission recommended approval of Z04-41, the amendment to the Spectrum at Val Vista PAD for Main Street Commons.
March 15, 2005:	Town Council approved an amendment (Z04-41) to the Spectrum at Val Vista PAD for the Main Street Commons development (Ordinance #1641).
March 24, 2005:	Design Review Board approved the site plan, landscape, grading and drainage, elevations, lighting and conceptual sign package for DR04-127, Main Street Commons of the Spectrum PAD. Parcel 13 was shown with retail, restaurant, office and bank uses. Parcel 29 was shown with retail, fitness club, hotel office and residential uses, (Main Street Commons Parcel 9 is within Spectrum Parcel 29). .
May 7, 2008	The Board of Adjustment overturned a zoning interpretation for Parcels 3 and 6 and determined the proposed plans were in conformance with Ordinance #1641.
September 3, 2008	The Board of Adjustment upheld a Zoning Interpretation for Main Street Commons Parcels 3 and 6 requiring the applicant to obtain a conditional use permit for stand-alone multi-family.
July 7, 2010	Planning Commission recommend approval of Z10-06 to Town Council by a vote of 6 to 0.
July 27, 2010	Town Council approved Z10-06 amending the Development Plan for Parcel 9.

## Overview

The property is currently part of Main Street Commons located at the southeast corner of Val Vista and Pecos. Fifty one acres of Main Street Commons is being rezoned to Val Vista Square PAD. The subject property is 9.7 acres at the northeast corner of Val Vista and Market Street within Val Vista Square. The VA has proposed a 76,700 square foot clinic with parking and at grade retention.

## Surrounding Land Use & Zoning Designations:

	Existing Land Use Category	Existing Zoning
North	Shopping Center, General Office and Residential >14-25DU/AC	Shopping Center, General Office, Multi Family/Medium all with a PAD Overlay
South	Regional Commercial	Regional Commercial with a PAD Overlay
East	Regional Commercial and	Regional Commercial with a PAD Overlay
West	General Commercial	General Commercial with a PAD Overlay
On Site	Regional Commercial	Regional Commercial with a PAD Overlay

## Project Data Table

Below are the modifications from the Land Development Code requested:

	Land Development Code	Proposed Modifications
Building Setback Front to Minor Collector	25'	20'
Landscape Setback Front to Minor Collector	25'	20'
Building Setback Side and Rear	20'	0' internal to the PAD. *
Parking spaces between parking islands	8 spaces	10 spaces

Note \*: All public street frontage property lines are considered to be front setbacks and all internal property lines are considered side and rear setbacks.

## DISCUSSION

### Site /Landscape

The site is rectangular in shape, relatively flat and currently improved with curb, gutter, decal lanes, streetscape, side walk and lights along Val Vista. The main access is a ¾ motion intersection off of Val Vista with a secondary entry, right-in right-out off of Market Street.

When adjacent to the east and north property lines staff requests 2.5 feet of parking overhang with 2.5 feet of additional planting to make a 5' landscape areas so that the entire burden of landscape is not left to the adjacent property owner unless it can be shown the parking directly abuts the parking spaces as part of the overall PAD design.

The VA does not wish to have connectivity to other properties within Val Vista Square. The only

connection they have agreed to is to the north.

Staff is concerned about vehicles backing into major drive aisle near entrances.

Staff will not support landscape planters with no landscape.

Detailed plans for the employee amenity area and courtyard have not been provided at this time, but shall be included in the final approval packet.

### **Grading and Drainage**

This site has rights to Tract A at grade retention and has chosen not to use the existing basin. Staff supports a combination of underground and at grade basins/Tract A.

### **Elevations**

The main entrance faces Val Vista Drive and is accentuated by a rust colored coated metal panel. The base of the building is constructed of a split face white CMU. The second floor is scored EFIS panels in varying heights. Staff will require more information from the applicant regarding the color names, textures and finish details.

The entry canopy is clad in architectural metal panels that are aluminum.

### **REQUESTED INPUT**

1. Staff requests general comments and possible approval for at-risk CD review.

### **Attachments and Enclosures:**

1. Site Plan with Vicinity Map
2. Landscape
3. Grading and Drainage
4. Utility Plan
5. Floor Plans
6. Elevations